

LAND USE

Information about the existing land use pattern and development trends is essential to the development of a land use plan. This information is used to define neighborhoods and their relationship to other land uses such as schools, parks and commercial areas. Undeveloped parcels are identified and delineated as areas for future development. The future development potential of undeveloped parcels is also assessed.

The purposes of this chapter include the following: 1) To describe the land use and development pattern of the City of Brunswick; 2) To describe the existing zoning regulations in Brunswick; 3) To inventory undeveloped parcels and determine their development potential; 4) To evaluate the effectiveness of the existing land use regulations; 5) to describe the land use recommendations shown on the Master Planning; and 6) to set for policies and recommendations concerning land use.

Existing Land Use

A land use survey was conducted to collect and map land use information. The principal land use for each parcel was determined by visual inspection. The field results were supplemented and verified by consulting other data sources, such as the City planimetric maps, aerial photographs, and building permit information. The land use information was shown on a 1" to 400' scale City property line map. Land uses were classified into ten categories: Single family and duplex residential; townhouse residential; multi-family residential; commercial; light industrial; railroad; public and semi-public; parks, recreation, and open space; streets and roads; and undeveloped land.

The City of Brunswick encompasses a land area of approximately 1,260 acres or nearly 2 square miles. Of this, about 900 acres (71%) are developed and 360 acres (29%) are undeveloped. Of the developed areas, about 273 acres are in residential use, 25 acres are in commercial use, 5 acres are in light industrial use and 153 acres are used by the railroad. An additional 109 acres are in public and semi-public uses (including schools, City buildings, churches, cemeteries, and community service organizations); 164 acres are included as parks, recreation and open space areas; and 171 acres are streets, roads, rights-of-way, and paper streets.

Undeveloped land accounts for the remaining 360 acres (29%) of the land in Brunswick. Just over 100 acres of undeveloped land is subdivided into lots of record dating back to when the City was laid out by the railroad. About 260 undeveloped acres are found in larger, unsubdivided parcels. Not all of the undeveloped land in Brunswick is suitable for development due to topographic constraints.

The City of Brunswick is generally characterized by a compact development pattern. Developed lots are generally less than 10,000 square feet, or 1/4 acre, in size. While more recently developed areas are characterized by uniform and neatly separated land uses, most of the older parts of Brunswick are characterized by a mix of dwelling unit types and ages as well as occasional non-residential uses.

TABLE 11
EXISTING LAND USE: 1992
CITY OF BRUNSWICK

Type of Land Use	Area (Acres)	% of Total Land in Use
Single and Two Family Residential	253	28.1%
Townhouse	10	1.1%
Garden Apartment	<u>10</u>	<u>1.1%</u>
Total Residential Use	273	30.3%
Commercial	25	2.8%
Light Industrial	5	0.6%
Railroad	<u>153</u>	<u>17.0%</u>
Total Commercial & Industrial	183	20.4%
Institutional	109	12.1%
Recreation/Parks/Open Space	<u>164</u>	<u>18.2%</u>
Total Public & Semi-Public	273	30.3%
Streets and Roads	171	19.0%
Total Land in Use	900	100.0%

Source: Frederick County Planning Department, October 1992

Residential Development: Residential development accounts for 273 acres in Brunswick and is the predominant land use extending through the City. Single family and duplex residential uses account for most of the residential land in Brunswick; townhouses and garden apartments account for about 20 acres. Within the single family areas and in the downtown are occasional multi-family structures. Because these structures are difficult to identify, their acreage was combined with that of single family and duplex residences.

Because of its compact development pattern, it is difficult to clearly delineate neighborhoods within Brunswick. The topography of the City helps define some areas, as each plateau or hill is separated by steep ravines on each side. Therefore, the spine street running along the ridge of each plateau, such as Maple Avenue, Second Avenue or Ninth Avenue, can be used to identify neighborhoods within the City. The City's West End is a well-defined area on the west side of Petersville Road, and is characterized by long narrow lots and houses which are built close together. New subdivisions, such as Woodside Station, Manchester Village and Brunswick Heights are also easily identified as neighborhoods.

According to the U.S. Census, there were 1,865 dwelling units in Brunswick in 1990. Nearly two-thirds (65%) of the units were single family detached dwellings or mobile homes. About 16% or 302 units were attached units such as townhouses or duplexes. The remaining 352 units (18 %) were multi-family units.

In 1990, 1,810 units (72%) in Brunswick were owner occupied. Renter occupied units totaled 462 (25%) and 55 units were vacant (3%). Between 1970 and 1980, the proportion of owner occupied units increased from 65% to 71%. This proportion did not change significantly between 1980 and 1990.

Commercial Development : Commercial development, including retail, service, and office uses, occupies about 25 acres in Brunswick, or 2 % of the City's land. Commercial uses are scattered within the City. The largest amount of commercial acreage is located along Souder Road at the intersection of Maple Avenue, where the Brunswick Shopping Center and several other commercial uses are located. The downtown area also contains a cluster of small commercial storefronts. Unlike the shopping center area, the downtown is an area of mixed land uses, including residential, public and semi-public uses as well as commercial uses. Commercial uses are also found along Souder road near Ninth Avenue, along Petersville Road, and along West Potomac Street near the City's western boundary.

Industrial and Railroad Uses: The railroad occupies about 153 acres, or 12% of the land in Brunswick. The railroad once formed the industrial base for the City and was the primary employer in the area. The railroad's function in Brunswick has shifted from employment to transportation service. Brunswick is now the location of a station along the commuter rail line extending from West Virginia to Washington, D.C.

Besides the commercial uses in Brunswick, the City has a limited employment base. Light industrial uses include a millwork plant on East D Street, a craft kits assembly operation on Delaware Avenue, and an agricultural cooperative on Souder Road. Light industrial uses occupy a

total of about five acres in Brunswick.

Public and Semi-Public Uses: Public and semi-public uses include schools, public buildings and facilities, churches, cemeteries, and properties owned by non-profit groups such as the American Legion. These uses occupy about 110 acres in Brunswick or about 9 % of the City's land. The largest of these uses are the schools and cemeteries.

Parks, Recreation and Open Space: Parks, recreation and open space areas account for approximately 164 acres or 13% of City's land. The C&O Canal area along the Potomac River is the largest park area in Brunswick. Other park areas include the City Park on Sixth Avenue, Kim Weddle Park on Maple Avenue, the open space around Manchester Village, and the pool and baseball fields on Cummings Drive. Privately owned open space areas surround the Woodside Station development.

Streets and Roads: Streets and roads account for 171 acres of the City's land. This acreage includes more than paved areas; rights-of-way for local streets are generally fifty feet wide while local paved streets are less than twenty feet wide. Also included within this total are "paper" streets for which rights-of-way have been designated but the roads have not been constructed. The acreage of alleys is not included within this category.

Existing Zoning

Open Space District: The Open Space District includes about 270 acres within the City. The areas classified Open Space include the park area along the Potomac River and some of the steep slopes areas extending along the City's streams. The Open Space District regulations permit parks and recreational uses, flood control and water protection works, tree farms and botanical nurseries, and agricultural uses. The regulations were amended in 1990 to permit single family residences on existing lots of record provided a number of condition could be met.

Agriculture District: The A-1 Agriculture District serves as a holding zone for future development areas. The purpose statement for this district states the following: "Though the District anticipates development in the future, it in the meantime is intended to encourage the continued use of these agricultural areas by discouraging the intrusion of scattered, sporadic and wasteful development until such time as extensive development, at urban densities with the full range of public facilities, is possible. " The Agriculture District permits single family dwellings to be located on 12,000 square foot lots, as well as a number of other uses, such as churches, schools, child care centers and nursery schools, and medical and dental clinics. Areas zoned A-I within Brunswick included undeveloped areas along the City's eastern and western boundaries, as well as the high school, middle school, the Brunswick Medical Center, and the WTRI radio station property. About 284 acres are zoned Agriculture.

Residential Zoning Districts: The Brunswick Zoning Ordinance includes three residential districts: R-1 Low Density, R-2 Medium Density, and R-2 Medium Density - Mobile Home. The Ordinance also allows Planned Unit Developments within the R-1 and R-2 districts. The Planned Unit Development section of the Zoning Ordinance "is designed to provide for small and large

TABLE 12
SUMMARY OF LAND USE BY ZONING DISTRICT: 1992
CITY OF BRUNSWICK

<u>Zoning District</u>	<u>Total Land Areas (Acres)</u>	<u>Percent of Total City Land</u>	<u>Land in Use (Acres)</u>	<u>Percentage of Total City Land in Use</u>	<u>Percentage of Total District Land in Use</u>	<u>Undeveloped Land (Acres)</u>
Open Space	270	21.4%	249	27.6%	92.2%	21
Agricultural	284	22.5%	96	10.7%	33.8%	188
R-1	390	30.9%	282	31.3%	72.3%	108
R-2	113	9.0%	99	11.0%	87.6%	14
R-2MH	5	0.4%	5	0.6%	100.0%	*
Total, Residential Districts	508	40.3%	386	42.9%	76.0%	122
B-1	*	-	*	-	100.0%	0
B-2	41	3.2%	31	3.5%	75.6%	10
B-3	6	0.5%	4	0.4%	66.7%	2
I-1	34	2.7%	19	2.1%	55.9%	15
I-2	117	9.3%	115	12.8%	98.3%	2
Total Commercial & Industrial	198	15.7%	169	18.8%	85.4%	29
Total City Land	1,260	100.0%	900	100.0%	71.4%	360

scale developments incorporating a single type or a variety of residential and related uses which are planned and developed as a unit."

The R-1 Low Density Residential district accounts for the 390 acres in Brunswick. Nearly all of the older residential areas within the City are zoned R-1. The R-1 District permits single family dwellings on 6,000 square foot lots, two family dwellings on 6,600 square foot lots, and duplex dwellings on 2,750 square foot lots.

The R-2 Medium Density Residential District permits a wider variety of dwelling unit types than the R-1 District: single family, duplex, two family, townhouse and multi-family dwellings are all permitted. The R-2 Mobile Home District permits these uses as well as mobile homes. Required minimum lot sizes range from 5,000 square feet for single family units, to 5,500 square feet per two family dwellings, to 2,750 square feet for duplex dwellings, to 1,800 square feet for townhouses. The R-2 designation currently applies to the newer developments in Brunswick: Manchester Village, Brunswick Heights, and Woodside Station. The area of the old high school property is also zoned R-2, and adjoins a block along East D Street which is zoned R-2 Mobile Home.

Commercial Zoning Districts: The B-1 Neighborhood Business, the B-2 Central Business District, the B-3 Urban Employment, and the HS Highway Service are the four commercial zoning districts in Brunswick. The Highway Service District is not mapped in Brunswick, and the B-1 applies to only one 0.5 acre area on Petersville Road. The B-2 District, the primary commercial zoning district in Brunswick, applies to the downtown area, some parcels along Petersville Road, and to the Brunswick Shopping Center. The B-3 District applies to two blocks on the ends of the downtown commercial area, and to two other parcels. About 41 acres are zoned B-2 and 6 acres are zoned B-3 in Brunswick.

B-1 Neighborhood District, is intended to provide retail and service uses in areas convenient to residences. The B-2 Central Business District is "intended to be the single central shopping service, office and entertainment center for the community and surrounding region. " Business, retail, service, recreational and entertainment uses are permitted, as well as residential uses. Within the downtown area, existing commercial storefronts are required to remain in commercial use, to prevent the area from losing its commercial character. The B-2 district has minimal dimensional requirements. Residential and commercial uses are limited to one (1) dwelling or use per 1,000 square feet of lot area or one (1) per 1,000 square feet of floor area of the building, whichever is greater.

The B-3 Urban Employment district, is intended "to provide sites for low intensity and employment uses which would be compatible with residential development. " Included as permitted uses within the District are residential uses, business and professional offices, and indoor storage and warehouse uses. Other uses, such as limited manufacturing and retail uses, are permitted subject to Board of Appeals approval.

The Highway Service District is "intended to provide for the automobile service and drive-in needs of local and interstate traffic. " Uses such as motels, service station, restaurants, gift shops

and auto sales lots are permitted in this District. No areas within Brunswick are currently zoned Highway Service.

Industrial Zoning District: The 1- 1 Light Industrial District and the 1-2 Heavy Industrial District are the industrial zoning districts in Brunswick. The 1- 1 District is intended for the location of both heavy commercial and light industrial uses which are basically similar in nature and too few in number to warrant separate districts. Permitted uses include light manufacturing and assembly uses, research and development industries, warehousing and storage uses, printing and publishing, offices, and a few commercial uses. The Board of Appeals may also approve other uses determined to be of "the same general character" as the other permitted uses. There are two areas zoned I-1 in Brunswick. One area is located along West Potomac Street and Brunswick Street on the west side of the City. The other is located on the east side of Maple Avenue, just south of Souder Road. About 34 acres are zoned I-1 in Brunswick.

The 1-2 Heavy Industrial district comprises 117 acres located along the railroad tracks. The District is "intended to provide areas for high intensity industrial uses that may be objectionable as a consequence of having a high nuisance factor."

Undeveloped Land

About 360 acres, 29% of the City's land is currently undeveloped. Most of the undeveloped land is located in the Agriculture (187 acres) and R-1 (108 acres) zoning district. Most of the other zoning districts have less than 15 undeveloped acres.

Within the undeveloped areas are both subdivided areas containing undeveloped individual lots and unsubdivided parcels which would have to be subdivided prior to development. Many of the subdivided lots of record would be difficult to build on because of topographic constraints.

Residential Development Potential: Future residential development could occur in areas zoned Open Space, Agriculture, or Residential. Development of the undeveloped lots in the Open Space District would be subject to the criteria allowing development in that district; areas without road frontage or with slopes exceeding 35% could not be developed. About 117 undeveloped lots of record are located in the Open Space District.

Nearly all of the undeveloped land in the Agriculture District is located in large, unsubdivided parcels. About 375 dwelling units could be constructed in this district.

The R-1 Residential District contains both existing lots of record and unsubdivided parcels. Many of the 356 lots of record would be difficult to develop because of access and topographic constraints. About 530 units could be constructed in R-1 areas if these constraints could be overcome. An additional 84 units could be constructed in the R-2 District.

TABLE 13
DEVELOPMENT POTENTIAL OF UNDEVELOPED PROPERTIES: 1992
CITY OF BRUNSWICK

<u>Zoning District</u>	<u>Subdivided Areas</u>		<u>Unsubdivided Areas</u>		<u>Total</u>	
	<u>Acres</u>	<u>Existing Lots of Record</u>	<u>Acres</u>	<u>Potential Lots</u>	<u>Acres</u>	<u>Potential Dwelling</u>
Open Space	17	117	4	0	21	117
Agriculture	*	1	188	374	188	375
R-1	65	356	43	174	108	530
R-2	9	58	5	24	14	82
R-2MH	*	2	0	0	*	2
Total	91	534	240	572	331	1,106

*Less than 1 acre

Source: Frederick County Planning Department, October 1992

The 1,106 total dwelling unit potential under existing zoning represents is therefore based on the assumption that all of the undeveloped lots of record could be developed. Development of as many as one-third of these potential units could be subject to physical constraints, thus likely limiting the total dwelling unit potential.

Commercial and Industrial Potential: The amount of undeveloped land within commercial and industrial zoning districts Brunswick is very limited: only 28 acres is currently undeveloped. About half of the undeveloped land is located in the 1-1 Light Industrial District, both along W. Potomac Street and along N. Maple Avenue. About 9 acres of undeveloped land is zoned B-2. However, the 9 acres is scattered on several sites, and some of the undeveloped areas (particularly along Petersville Road) may not be suitable for development. There are, however, opportunities to redevelop some existing commercial and industrial parcels within the City. Land along the railroad, for example, could be redeveloped for another use.

The analysis of development potential under existing zoning indicates that undeveloped land within the current City boundaries can only accommodate a limited amount of additional development. Potential residential units are divided into small areas, many of which are subject to considerable physical constraints. There is only one large, unsubdivided parcel within the City limits. Undeveloped commercial and industrial land is likewise very limited. Future growth therefore, must be focused in areas currently outside the City limits.

Land Use Plan Proposals

Plan Designations

The recommendations of a Master Plan are primarily contained in the Plan map. The map, showing the City and surrounding properties, delineates the future annexation limits of the City, designates future land uses for all properties within the City and within the future annexation limits, shows the location of all existing and proposed roads, and designates sites for existing and future community facilities. The following land use categories are shown on the map: Open Space, including Parks/Recreation and Conservation; Residential, including Low Density, Low/Medium Density, Medium Density; Commercial, including Downtown, General Commercial and Future Shopping Center symbols; Employment/Industrial, including Office/Research, Light Industrial and General Industrial; and Institutional.

Open Space: The purpose of the open Space designations is to delineate park and recreation areas as well as environmentally sensitive areas which should be protected from development. Existing public parks and recreation areas are designated as Parks and Recreation on the Plan. Park symbols are used to designate general areas in which future parks should be located. The Conservation designation is used on the plan to delineate other environmentally sensitive areas which may be privately owned. Sensitive areas include stream valleys, the steep slopes and woodlands associated with streams, floodplains, wetlands and the habitats of threatened and endangered species. Development within these areas should be severely restricted.

TABLE 14
ACREAGES BY PLAN DESIGNATION
Brunswick Master Plan

Plan Designation	Acres Designated		Total Acres	Potential Dwelling units
	Within City Boundaries	Within Annexation Limits		
Residential				
Low Density	136	711	847	2,035
Low/Medium Density	314		314	445
Medium Density	19	144	163	920
Total, Residential	469	855	1,324	3,400
Commercial				
Downtown Core	12		12	
Downtown Transition	8		8	
General Commercial	21	24	45	
Total, Commercial	41	24	65	
Industrial				
Office/Research	0	58	58	
Light Industrial	17		17	
General Industrial	124		124	
Total, Industrial	141	58	199	
Open Space				
Park and Recreation	243		243	
Conservation	104	128	232	
Total, Open Space	347	128	475	
Institutional	91		91	
Streets and Roads	171		171	
TOTAL	1,260	1,065	2,325	

Source: Frederick County Planning Department, March 1993

Residential: The Residential designations on the Plan are used to delineate existing and future residential areas which will accommodate future residential growth. Three types of residential development are shown on the Plan. Low Density Residential areas are planned as areas with primarily single family dwellings at overall densities of two to five units per acre. Low/Medium Density Residential areas are characterized by single family, duplex and two family dwellings, at overall densities of six to seven units per acre. Medium Density Residential areas are characterized by a range of housing types, including single family dwellings, townhouses, and multi-family dwellings at overall densities of eight to ten units per acre. All residential areas should be planned for public water and sewer service. Low/Medium and Medium Density Residential areas should be accessible to Collector or Arterial roads.

Commercial: Commercial areas are planned to provide opportunities for the development of retail and service uses as well as other business uses. The Downtown District designation on the Plan delineates the downtown area, which is a mixed use area containing commercial and residential uses. The downtown area must be given special consideration in planning due to its historic point for the City. Within the Downtown District Downtown Transition areas. The General Commercial designation is used to indicate sites which are appropriate for a full range of commercial activities. Commercial sites should be accessible to a Collector or Arterial road and be served with public water and sewer service.

Shopping center symbols are also used on the Plan to indicate the general location of future retail and service uses. Neighborhood Shopping Centers are intended to serve local needs for convenience goods and services. The site area needed for this type center ranges from two to five acres in size, and the floor area of the center ranges from 5,000 to 30,000 square feet. Community Shopping Centers are intended to serve larger areas than neighborhood centers and to provide a larger variety of goods and services. The site area for these center ranges from five to twenty acres in size, with floor areas in the range of 30,000 to 800,000 square feet.

Employment and Industrial: Employment and industrial areas are shown on the Plan to indicate existing employment and industrial uses and to set aside appropriate areas for future growth. The Office/Research designation is intended to provide locations for the development of office and research park uses. The Light Industrial designation provides sites for industrial parks, limited manufacturing, warehouses, wholesale and distribution, and other business uses. The General Industrial designation is used to indicate sites which are appropriate for railroad and other heavy industrial uses.

Institutional: The Institutional designation is used to indicate sites which are currently used for public uses, such as schools, public buildings and utilities. Future sites for institutional uses are designated by symbols to indicate the general location in which the planned facility should be located.

Residential Development

The Plan provides for residential development to accommodate planned population growth within Brunswick. The Plan provides for in-fill development within the developed parts of the City. Development within existing neighborhoods should be of a type and density which is compatible

with existing residences. Within the existing City limits, about 445 additional dwellings could be constructed within existing residential areas. However, development of many of these potential units would be subject to physical constraints such as steep slopes and limited access. The farm on the west side of Petersville Road is the only large undeveloped parcel within the existing City limits. This parcel is designated for Low Density Residential development, with a potential for about 325 dwellings.

The Plan proposes future annexation limits for the City. Most of the properties proposed for annexation to the City are located west of the City between Brunswick and Knoxville. The other area proposed for annexation is located northwest of the City along MD 464. About 1,065 total acres are proposed for annexation.

Within the annexation limits, both Low Density Residential uses and Medium Density Residential uses are proposed. The Medium Density Residential areas, totaling 144 acres, are located in areas which are most accessible to arterial roads and are physically suitable for higher density development. About 60 acres are designated Medium Density Residential on the east side of MD 180 near its intersection with MD 17. Another 84 acres are designated Medium Density Residential along Souder Rd. and MD 464. About 920 dwellings could be constructed within the Medium Density Residential areas.

Low Density Residential uses are designated for about 711 acres within the annexation limits. While overall densities within these areas should be in the range of two to four dwellings per acres, use of cluster techniques, such as the Planned Unit Development option, should be encouraged. About 1,710 dwellings could be constructed in the Low Density Residential areas within the annexation limits.

Residential development in accordance with the Master Plan recommendations would more than accommodate projected population growth for the 1990-2010 period. The Plan provides for an additional 3,400 dwelling units. Under the high growth alternative, only 1,200 dwelling units would be constructed in the next twenty years. The Master Plan recommendations should be viewed as the ultimate build-out of the City, which will occur many years after the twenty year plan period. The planned expansion of the City's water and sewer system will accommodate all of the growth planned for the next twenty years. Additional water and sewer capacity will be needed to accommodate ultimate build-out of the areas within the City's annexation limits.

Residential Development Policies and Recommendations

- *New residential development will be integrated with existing development as much as possible. The City will promote residential designs which foster the development of neighborhoods, are visually attractive, and are protected from incompatible uses.*

TABLE 15
COMPARISON OF POPULATION PROJECTIONS TO DEVELOPMENT POTENTIAL
Brunswick Master Plan

	Population Projections, 2010 (1)			Development Potential	
	Low Growth Alternative	Moderate Growth Alternative	High Growth Alternative	Water and Sewer Capacity	Master Plan Land Use Recommendations
Existing Households	1,820	1,820	1,820	1,820	1,820
Additional Potential Households	400	800	1,200	1,750	3,400
Total, Potential Households	2,220	2,260	3,020	3,570	5,220
Total, Potential Population	5,860	6,915	7,975	9,425	13,780

(1) See Table 10, Population Projections: 2000, 2010

(2) Planned water and sewer capacity of 1,750 equivalent dwelling units, as described in 1992 Whitman, Requardt study.
Capacity available for residential development may be less if used by commercial or industrial development.

Source: Frederick County Planning Department, March 1993

- *The City will encourage the use of cluster techniques, such as Planned Unit Developments, to allow for the protection of sensitive natural features, and the preservation of open space.*
- *A variety of housing types will be provided within the City to accommodate the needs of households of all types and economic groups.*
- *Higher density development will be located near commercial and employment centers and be accessible to major roads and public transportation.*
- *The City will encourage the adaptive re-use of historic structures.*
- *The City will review its residential zoning districts, their respective requirements, and the Planned Unit Development requirements to insure that the zoning regulations fulfill the purpose and intent of the Master Plan categories.*

Downtown Area

The Brunswick downtown has historically been the focal point for City life and activity. In the fifty year period when the railroad flourished as the town's primary industry, the downtown developed as a vital, commercial hub, containing a variety of retail, service and entertainment establishments which served the local residents. When the railroad's role as an employer declined, the downtown area declined, as businesses closed and investment in the downtown area decreased. In the mid-1980s, a modern shopping center was developed on the north side of the City, providing ample space for a grocery store, several shops and convenient parking. Although the shopping center contributed to the decline of the downtown, its development was spurred by consumer demand for a form of commercial development catering to the automobile.

Despite economic recessions and changes, a commercial presence has been maintained in the downtown over the years. Today, although lacking any large "anchor" commercial uses, the downtown area contains a number of restaurants, small businesses, an antique emporium, two banks, two gas stations and some small retail uses. In the age of modern shopping facilities, it is unlikely that the downtown can return to being the commercial hub of the City. Rather, this Plan anticipates that the downtown Brunswick area will complete a transition to become a vital mixed use area serving local residents, commuters, and perhaps tourists and visitors to the area as well.

The overall downtown area is defined in the Plan as the blocks along Potomac Street extending from Dayton Avenue on the west to Third Avenue on the east. The downtown extends south to the railroad between South Virginia Avenue and First Avenue. It extends north to Petersville Road and East A Street between Maryland Avenue and First Avenue.

The downtown area includes both the commercial center of the City and transitional areas. The Commercial Core of the downtown is located along Potomac Street between Virginia Avenue and First Avenue. Within these blocks, every effort should be made to maintain continuous rows of commercial storefronts at the street level to enhance the cohesiveness of the commercial area.

The other sections of the downtown, which surround the commercial core, should act as mixed use, Transitional Areas. Both commercial and residential uses would be appropriate in these blocks. The conversion of large single family homes to apartments should be encouraged to increase the resident population of the downtown.

The parking difficulties in the downtown area should be addressed on an area wide basis, since many lots within the downtown area are not large enough to provide off-street parking.

The success of the downtown area depends on both private and public investments. Private sector investment in the downtown must be encouraged by allowing conversion of residential structures to commercial or apartment uses. At the same time, public funds must be used to improve the appearance of the downtown and to resolve parking and traffic problems.

Policies and Recommendations for the Downtown Area

- *Within the downtown commercial core, commercial uses must be maintained at the street levels. Residential uses will be permitted above commercial uses.*
- *Within the commercial core, commercial and/or residential uses should be permitted at a density of 1 use per 1, 000 square feet of floor area. Within the transitional areas, 1 use per 2, 000 square feet of floor area shall be permitted.*
- *The historic integrity of the downtown area and its structures will be maintained.*
- *The City will initiate a study to address parking problems in the downtown area. Shared parking areas will be encouraged.*
- *The City will initiate a study of the downtown traffic patterns to improve access to the downtown.*
- *The City will invest in public improvements in the downtown such as sidewalk replacement, removal of overhead wires, and other street scape improvements as a means of signifying a commitment to the downtown.*
- *The City will endeavor to maintain fire safety and livability standards within the downtown.*

- *The City will encourage the establishment of businesses in the downtown area.*
- *The City will review the B-2 Central Business District zoning requirements to insure that they are consistent with the recommendations of this Plan.*

Commercial Development

The Plan proposes that commercial activities be provided to meet the demands of a growing residential population. The Brunswick Shopping Center is currently the primary shopping area in Brunswick. This commercial area has limited room for expansion, although a five acre undeveloped parcel adjoining the center on the east side of Maple Avenue has been designated on the Plan for additional commercial development.

The Plan does not recommend any expansion of the commercial uses located along Petersville Road north of the downtown, due to the location of Martins Creek and the steep slopes adjoining the road. The commercial uses located near the intersection of Ninth Avenue, Souder Road, East H Street, and Route 464 are proposed for expansion on the north side of Souder Road. This area would be appropriate for a small neighborhood shopping center when the parcels on the west side of MD 464 are annexed and developed.

The Plan proposes that a new commercial area be established within the future annexation limits on the south side of MD 17 near its intersection with MD 180. Approximately 20 acres are designated for commercial uses, to accommodate a community retail center.

Employment and Industrial Development

The Plan provides for future employment and industrial development both within the existing City limits and within the annexation limits. Within the City, properties on the north side of West Potomac Street near the City boundary are designated Light Industrial. About 9 undeveloped acres are located within this area. Other smaller areas within the City are also designated Light Industrial; these areas signify existing developments, so do not represent additional development potential.

The railroad property is designated in the General Industrial category. While most of this land is occupied by railroad tracks and structures, there is some potential for additional development on railroad-owned properties, particularly on the west side of the City.

The Plan also provides for future employment development on the south side of MD 17 northeast of the current City boundary. About 58 acres are designated Office/ Research to provide for high quality employment development which is visible and accessible from the highway network and which will be compatible with surrounding residential development.

Commercial and Employment Development Policies and Recommendations

- *An adequate supply of commercial and employment land will be provided through the comprehensive zoning and annexation process to support economic development in the City.*
- *Commercial and employment development will be directed to sites which are accessible to major roads and which are physically suitable for development.*
- *Commercial activities will provide the greatest possible range of goods and services to area residents.*
- *Commercial, industrial and employment developments will be planned so as to minimize visual and noise impacts on the area. Landscaping and buffering will be required as part of the site planning process.*
- *Utilization of the railroad by local industries will be encouraged.*
- *The City will continue its efforts to encourage new businesses and employers to locate within the City.*
- *The most suitable sites for industrial and employment development will be reserved for future use.*
- *The City will review its commercial and industrial zoning districts and their respective requirements to insure that the zoning requirements fulfill the purpose and intent of the Master Plan categories.*
- *The City will adopt General Commercial and Office/Research Zoning districts to correspond with the Master Plan categories.*